



# 249 HARTFORD TURNPIKE

SHREWSBURY, MA

FOR LEASE OR BUILD TO SUIT | 5.77 ACRE IOS SITE

- Significant Frontage on Route 20
- 2.2 Miles to Route 9
- 3 Miles to Mass Pike
- 5.77 Flat Useable Acres

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

For Lease or Build to Suit: 5.7 Acres of Industrial Outdoor Storage located on Route 20, Shrewsbury

## PROPERTY HIGHLIGHTS

- Frontage on Route 20
- 2.2 Miles to Route 9
- 3 Miles to Route 90
- 5 Miles to the Route 9 and I-290 Interchange

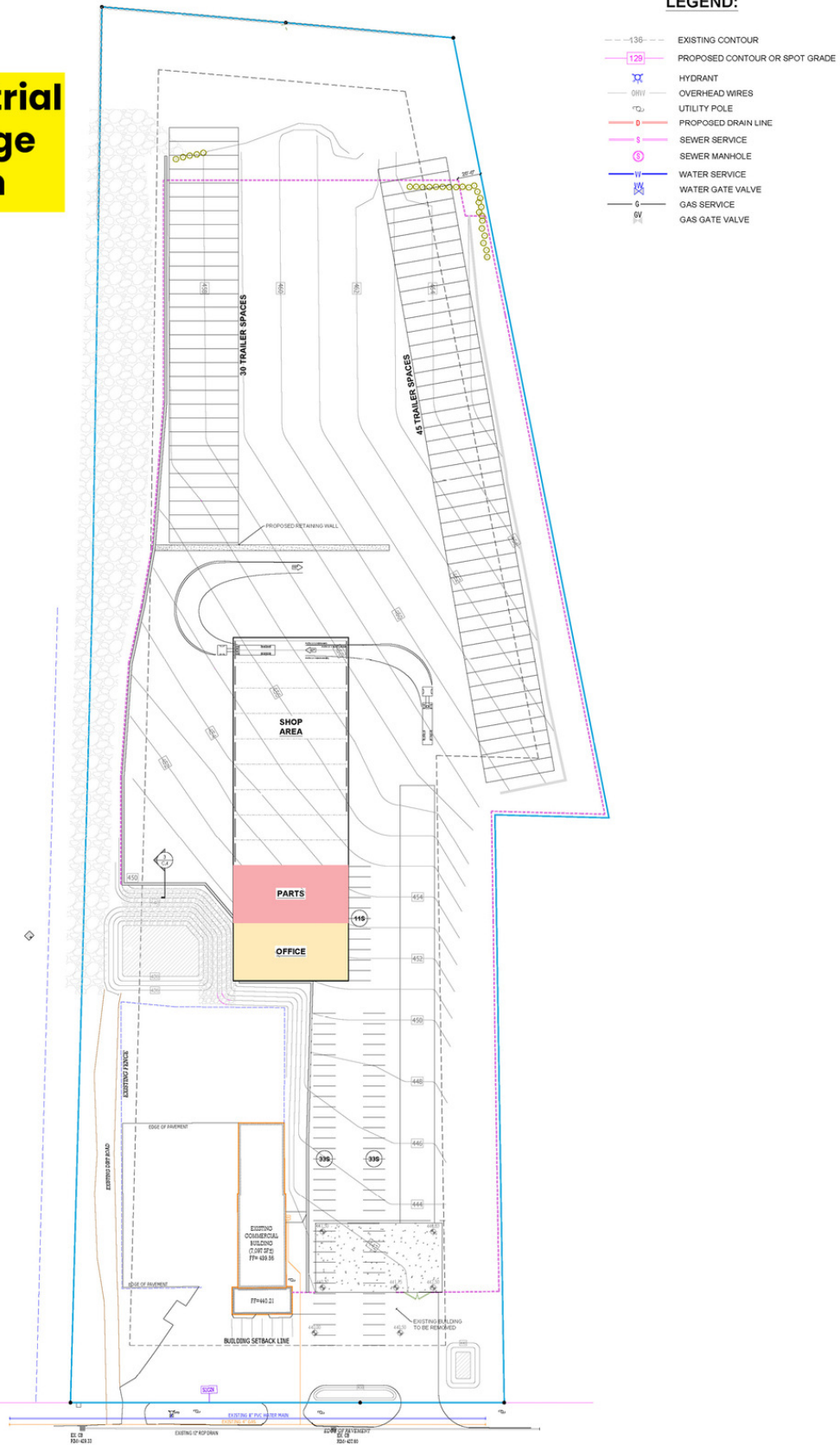
## PROPERTY SPECIFICATIONS

Lot Size:	5.7 AC
Zoning:	Light Industrial
Water:	Town
Sewer:	Town
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	23,676	72,752	171,779
Total Population	58,482	188,949	450,979
Average HH Income	\$135,076	\$114,662	\$131,554



# Proposed Industrial Outdoor Storage Concept Plan



HARTFORD TURNPIKE

SITE LAYOUT PLAN

SCALE: 1" = 40'-0"



**SHREWSBURY**

**WORCESTER**

**ExtraSpace Storage**

**CONTROL POINT**  
HEATING • COOLING • PLUMBING • ELECTRIC



**XPO**

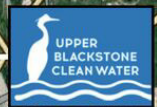
**SULLIVAN TIRE**  
COMMERCIAL DIVISION

**United Rentals**

**SELEC TRUCKS**

**IDI IMPERIAL**  
DO YOUR SHELF A FAVOR

**ExtraSpace Storage**



<b>3.2 MILES</b> 9 MIN	<b>5.9 MILES</b> 13 MIN	<b>7.5 MILES</b> 15 MIN

# 249 HARTFORD TURNPIKE

SHREWSBURY, MA

FOR LEASE OR BUILD TO SUIT | 5.7 ACRE IOS SITE

**ALEX SMITH**  
781.734.7613  
alex@stubblebinecompany.com

**KEVIN RABACS**  
203.246.6307  
krabacs@stubblebinecompany.com

**JAMES STUBBLEBINE**  
617.592.3388  
james@stubblebinecompany.com

**DAVID STUBBLEBINE**  
617.592.3391  
david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL